

IN RE: PETITION FOR ADMIN. VARIANCE  
6/S Sunset Lane, 750' N of  
Jarrettsville Pike  
(3104 Sunset Lane)  
10th Election District  
3rd Councilmanic District  
Virginia H. Rozema  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 93-396-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Administrative Variance filed by the owner of the subject property, Virginia H. Rozema. The Petitioner requests a variance from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure height of 25 feet in lieu of the maximum permitted 15 feet for a proposed detached garage in accordance with Petitioner's Exhibit 1.

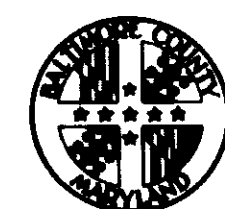
Pursuant to the receipt of a written request for withdrawal from the Petitioner, dated June 11, 1993,

IT IS ORDERED by the Zoning Commissioner for Baltimore County this 03<sup>rd</sup> day of June, 1993 that the Petition for Administrative Variance in the above-captioned matter be and the same is hereby DISMISSED without prejudice.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Mr. & Mrs. Graham Thomas, 3107 Sunset Lane, Phoenix, Md. 21131  
Mr. & Mrs. Einar Skretting, 3113 Sunset Lane, Phoenix, Md. 21131  
Mr. & Mrs. William Dean, 3109 Sunset Lane, Phoenix, Md. 21131  
Mr. R. Swartz, Jr., 3100 Sunset Lane, Phoenix, Md. 21131  
Mr. & Mrs. Outerson, 13422 Jarrettsville Pike, Phoenix, Md. 21131  
People's Counsel; Case File  
Ms. Virginia H. Rozema, 3104 Sunset Lane, Phoenix, Md. 21131



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County for the property located at

which is presently zoned RC-4

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 TO PERMIT A PROPOSED ACCESSORY STRUCTURE (GARAGE) WITH A HEIGHT 25 FT. IN LIEU OF THE MAXIMUM PERMITTED 15 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE SIDE

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee  
VIRGINIA HEISER ROZEMA  
Type or Print Name  
VIRGINIA HEISER ROZEMA  
Type or Print Name  
3104 SUNSET LANE  
PHOENIX MD 21131  
City State Zipcode

Signature  
VIRGINIA HEISER ROZEMA  
Type or Print Name  
3104 SUNSET LANE 667-1374  
PHOENIX MD 21131  
City State Zipcode  
Name Address and phone number of representative to be contacted  
SPINE  
Name Address Phone No.

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this 03<sup>rd</sup> day of June, 1993, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

RECEIVED BY: 5/13/93 DATE: 5/13/93 ESTIMATED POSTING DATE: 5/30/93 ITEM #: 407

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) were competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at 3104 SUNSET LANE

PHOENIX MD 21131

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

NEED A GARAGE TO PARK OUR CARS IN.  
FIRST FLOOR WALLS NEED TO BE HIGHER FOR  
A 10' DOOR TO ALLOW A WORK VAN WITH  
LADDERS AND A RECREATIONAL VEHICLE INSIDE  
SECOND FLOOR IS FOR STORAGE. THE ONLY STORAGE  
I HAVE IS AN OLD, DAMP, MUSTY BASEMENT. I  
NEED A DRY AREA ALSO TO BE USED AS A  
WORK AREA FOR MY SEWAGE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

I HEREBY CERTIFY, this 27<sup>th</sup> day of APRIL, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

VIRGINIA ROZEMA  
Type or Print Name  
VIRGINIA ROZEMA  
Type or Print Name  
3104 SUNSET LANE  
PHOENIX MD 21131  
City State Zipcode

My Commission Expires: 10/1/94

AS WITNESS my hand and Notarial Seal.

4/17/93

NOTARY PUBLIC: AR. CLARK, JR.  
My Commission Expires: 10/1/94

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

4/17/93

NOTARY PUBLIC: AR. CLARK, JR.  
My Commission Expires: 10/1/94

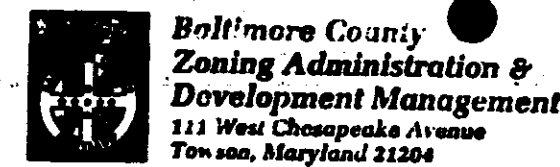
ZONING DESCRIPTION  
3104 SUNSET LANE 10TH 3RD C.D.

STARTING AT THE INTERSECTION OF THE NORTH  
SIDE OF JARRETTSVILLE PIKE AND THE INTERSECTION  
OF THE R/W OF SUNNYVIEW ROAD THENCE  
PROCEEDING 850 FT. EASTERLY ALONG THE NORTHEAST  
RW OF JARRETTSVILLE PIKE TO A PRIVATE DRIVE  
KNOWN AS SUNSET LANE THENCE IN AN NORTHERLY  
DIRECTION ALONG THE EASTERNMOST EDGE OF PAVING  
OF SUNSET LANE A DISTANCE OF 750 FT ± TO  
THE POINT OF BEGINNING AND THENCE THE  
FOLLOWING COURSES AND DISTANCES S. 77° 35'  
373.24' FT. THEN S. 12° 25' E 895.89' THEN  
S. 20° 31' W 148.25' THEN N 53° 41' E 416.79' FT  
THEN N. 26° 35' W 125.92' THEN N. 13° 01' W  
116.35' BACK TO THE POINT OF BEGINNING  
CONTAINING 3.00 AC ±

*Virginia Heiser Rozema*  
(Owner)

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 10th Date of Posting: 5/26/93  
Posted for: Virginia H. Rozema  
Petitioner: Virginia H. Rozema  
Location of property: 3104 Sunset Lane - Pk. 3104 N. Jarrettsville Pk.  
Location of signs: Along the driveway entrance at private driveway from Jarrettsville Pk. to property  
Remarks: from Jarrettsville Pk. to property  
Posted by: Thomas Date of return: 5/28/93  
Number of Signs: 1



Baltimore County  
Zoning Administration &  
Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Date: 5/13/93  
Account: R-001-4130  
Number: 407  
By: Bygones  
(1) ADMIN VAR FILING FEE CODE 010 FEE = \$50.00  
(1) SIGN POSTING FEE CODE 080 — 35.00  
TOTAL 85.00  
OWNER: VIRGINIA ROZEMA  
Loc. 3104 SUNSET LA.

03A03H0114MCHRC  
BA C009:36A05-13-93  
\$85.00  
Please Make Checks Payable To: Baltimore County

Cashier Validation

111 West Chesapeake Avenue  
Towson, MD 21204

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

### For newspaper advertising:

Item No.: 407  
Petitioner: VIRGINIA HEISER ROZEMA  
Location: 3104 SUNSET LANE  
PLEASE FORWARD ADVERTISING BILL TO:  
NAME: VIRGINIA HEISER ROZEMA  
ADDRESS: 3104 SUNSET LANE  
PHOENIX MD 21131  
PHONE NUMBER: 667-1374

AJ:ggg

(Revised 04/09/93)

BALTIMORE COUNTY, MARYLAND  
OFFICE OF THE REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 138446  
DATE: 6/18/93 ACCOUNT: R001-6150  
AMOUNT \$ 40 -  
RECEIVED FROM: Thomas  
FOR: Hearing Request 93-396  
VALIDATION OR SIGNATURE OF CASHIER  
FOR: ASST TOLSON: OUTSON

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

*W. Carl Richards, Jr.*  
W. Carl Richards, Jr.  
Zoning Coordinator

WCR:hek

Enclosures



Maryland Department of Transportation  
State Highway Administration

O. James Lighthizer  
Secretary  
Hal Kassoff  
Administrator

Ms. Helene Kehring  
Zoning Administration and  
Development Management  
County Office Building  
Room 109  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Re: Baltimore County  
Item No.: \* 407(544)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for Bob Small*  
John Contestabile, Chief  
Engineering Access Permits  
Division

My telephone number is \_\_\_\_\_

Teletypewriter for Impaired Hearing or Speech  
383-7555 Baltimore Metro - 555-0451 D.C. Metro - 1-800-492-5082 Statewide Toll Free  
707 North Calvert St., Baltimore, Maryland 21203-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Zoning Administration &  
Development Management

FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning

DATE: June 3, 1993

SUBJECT: 3104 Sunset Lane

INFORMATION:

Item Number: 407 93-396-A

Petitioner: Virginia Heiser Rozema

Property Size: \_\_\_\_\_

Zoning: R.C. 4

Requested Action: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: *Jeffrey M. Long*

Division Chief: *Emily L. Lewis*

PK/JL:lw

407.7AC/7AC1

Pg. 1

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee Date: May 26, 1993

FROM: Captain Jerry Pfeifer  
Fire Department

SUBJECT: Comments for 06/01/93 Meeting

Item 371	No Comments
Item 406	No Comments
Item 407	No Comments
Item 408	No Comments
Item 409	No Comments
Item 410	Building shall be built in accordance with the 1991 Life Safety Code.
Item 411	No Comments
Item 412	No Comments
Item 413	No Comments
Item 415	If the building the canopy is attached to is sprinklered and the area under the canopy is to be used for storage, then the canopy would have to be sprinklered.

JP/dmc

RECEIVED  
MAY 27 1993  
ZADM

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

June 10, 1993

TO: Mr. Arnold Jablon, Director  
Zoning Administration and  
Development Management

FROM: J. Lawrence Pilson, DEPRM  
Development Coordinator, DEPRM

SUBJECT: Zoning Item #407, Rozema Property 93-396-A  
3104 Sunset Lane  
Zoning Advisory Committee Meeting of May 24, 1993

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item.

This project is subject to the Baltimore County Forest Conservation Regulations.

JLP:sp

ROSEMA/TXTSBP

Baltimore County Government  
Office of Zoning Administration  
and Development Management



111 West Chesapeake Avenue  
Towson, MD 21204

MAY 20, 1993

(410) 887-3353

Virginia Heiser Rozema  
3104 Sunset Lane  
Phoenix, Maryland 21131

Re: CASE NUMBER: 93-396-A (Item 407)  
3104 Sunset Lane  
8/5 Sunset Lane, 750' +/- N of Jarrattville Pike  
10th Election District - 3rd Councilmanic

Dear Petitioner(s):

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Any contact made with this office should reference the case number. This letter also serves as a reminder regarding the administrative process.

1) Your property will be posted on or before May 30, 1993. The closing date (June 14, 1993) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. At that time, an Order will issue. This Order may (a) grant the requested relief, (b) deny the requested relief, or (c) deem that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$50.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW AND THE DECISION MAKING PROCESS. WHEN THE ORDER IS READY IT WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION PRIOR TO BEING MAILED TO YOU.

*Arnold Jablon*  
Arnold Jablon  
Director

DEPRM BUILDING PERMIT APPLICATION  
REVIEW CHECKLIST FOR WALK-IN APPLICANTS

Address of Property: 5104 SUNSET LA. FROM: WES WOOD

Responsibilities of DEPRM LIAISON Office:

1. Obtain a copy of site plan from applicant.
2. Place a note indicating "Environmental Copy" on plans & fill in address.
3. Check "Section Review" box below for Divisions and/or Departments required to review.
4. Attach checklist to site plan and worksheet. Send applicant to first reviewer.

Responsibilities of Reviewers:

1. Perform review, place initials, date final, or "OK to file" under appropriate column.
2. Return to applicant(s), who will proceed to next DEPRM destination if applicable or returns to D.E.P.R.M. LIAISON Office in room 100.

\*All Building Permit Applicants must return with this sheet to DEPRM LIAISON Office in room 100 County Office Building.

Divisions/Departments	Section Review	OK to File (Date & Initial)	Final (Date & Initial)
Air Quality			
Chesapeake Bay Critical Area			
Environmental Impact Review	✓	9/10/93 JME - MC	
Groundwater Management	✓		
Food Plans Review			
DEPRM Regional Review			
Sediment Control			
Waste Management			
Baltimore County Health Care			
Maryland State Day Care			
Forest Conservation			

Single Lot Declaration of Intent

Tax Account #10-05-05-226 District 10 Map 43 Grid 17 Parcel 31

Name(s) VIRGINIA ROZEMA

Location 3104 SUNSET LANE

PHOENIX, MD 21131

I (we), VIRGINIA ROZEMA, the Owner of the

real property located at 3104 SUNSET LANE

PHOENIX, MD 21131

is described as RURAL RESIDENTIAL  
hereby declare my (our) intention to invoke the single lot exemption for the above property, in accordance with the provisions of the Baltimore County Forest Conservation Program Section 14-402(3)(10) and COMAR 08.18.01.04, for a period of at least five (5) consecutive full taxable years following this date.

This declaration grants an exemption for any activity conducted on a single lot based on the Baltimore County Forest Conservation Program. If the Owner makes application for an activity regulated under the Forest Conservation Program, clears more than 10,000 square feet of forest, or violates the requirements of a previous Forest Conservation Plan on all or part of the lot within the five (5) year period, Baltimore County may require the Owner to meet the forest conservation threshold established in the Forest Conservation Program and COMAR 08.18.03, and may also assess a noncompliance fee for forested areas cut in violation of this exemption.

I (we) declare, under the penalties of law, that this declaration, including any accompanying forms and statements, has been examined by me (us) and the information contained herein, to the best of my (our) knowledge, information, and belief, is true, correct and complete.

Signature(s) *Virginia Rozema* Date 4/27/93

Date 4/27/93

Notary *JL* Date 4/27/93

My Commission Expires 12/1/94

Notary

tnm

DOIS/EIR/rev. 3-17-93



93-396-A



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401

SCALE  
1" = 200' ±

LOCATION

SHEET

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

WEST OF BLENHEIM

N E  
18-C

93-396-A



<p>U-SW U-SE U-NW U-NE</p>		<p><del>1988 COMPREHENSIVE ZONING MAP</del> Adopted by the Baltimore County Council Oct. 13, 1988</p> <p><i>[Signature]</i> Chairman, County Council</p>	<p><b>BALTIMORE COUNTY</b> <b>OFFICE OF PLANNING AND ZONING</b> <b>OFFICIAL ZONING MAP</b></p>	<p>1992 COMPREHENSIVE ZONING MAP Adopted by the Baltimore County Council Oct. 15, 1992</p> <p>Bill Nos. 163-92, 164-92, 165-92, 166-92, 167-92, 168-92, 169-92</p> <p><i>[Signature]</i> Chairman, County Council</p>	<table border="1"><tr><td>SCALE 1" = 200'</td><td rowspan="2">LOCATION <b>WEST OF BLENHEIM</b></td></tr><tr><td>DATE OF PHOTOGRAPHY JANUARY 1986</td></tr></table>	SCALE 1" = 200'	LOCATION <b>WEST OF BLENHEIM</b>	DATE OF PHOTOGRAPHY JANUARY 1986	<table border="1"><tr><td>SHEET NE. 18-C</td></tr></table>	SHEET NE. 18-C
SCALE 1" = 200'	LOCATION <b>WEST OF BLENHEIM</b>									
DATE OF PHOTOGRAPHY JANUARY 1986										
SHEET NE. 18-C										

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.  
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210